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Dated: January 28, 2011

A handwritten signature in black ink, appearing to read "George B. Nielsen, Jr.", is written over a horizontal line.

**GEORGE B. NIELSEN, JR
U.S. Bankruptcy Judge**

Mark S. Bosco
State Bar No. 010167
Leonard J. McDonald
State Bar No. 014228
Attorneys for Movant

11-00463

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE DISTRICT OF ARIZONA**

IN RE:

Matthew Stephen Childress and Toni Lynn
Childress
Debtors.

Chase Home Finance LLC
Movant,

vs.

Matthew Stephen Childress and Toni Lynn
Childress, Debtors, Andrew S. Nemeth, Trustee.

Respondents.

No. 2:10-BK-41476-GBN

Chapter 7

ORDER

(Related to Docket #11)

Movant's Motion for Relief from the Automatic Stay and Notice along with the form of proposed Order Lifting Stay, having been duly served upon Respondents, Respondents' counsel and Trustee, if any, and no objection having been received, and good cause appearing therefore,

IT IS HEREBY ORDERED that all stays and injunctions, including the automatic stays imposed

1 by U.S. Bankruptcy Code 362(a) are hereby vacated as to Movant with respect to that certain real
2 property which is the subject of a Deed of Trust dated January 8, 2007 and recorded in the office of the
3 County Recorder wherein Chase Home Finance LLC is the current beneficiary and Matthew Stephen
4 Childress and Toni Lynn Childress have an interest in, further described as:

5 Lot 28, of STETSON VALLEY PHASES 2 & 3 PARCEL 12-20, a subdivision recorded in Book
6 813 of Maps, Page 7, records of Maricopa County, Arizona and Certificate of Correction recorded
7 as Instrument No. 2006-06406329 of Official Records.

8 IT IS FURTHER ORDERED that Movant may contact the Debtors by telephone or written
9 correspondence regarding a potential Forbearance Agreement, Loan Modification, Refinance
10 Agreement, or other Loan Workout/Loss Mitigation Agreement, and may enter into such agreement
11 with Debtors. However, Movant may not enforce, or threaten to enforce, any personal liability against
12 Debtors if Debtors' personal liability is discharged in this bankruptcy case.

13 IT IS FURTHER ORDERED that this Order shall remain in effect in any bankruptcy chapter
14 to which the Debtor may convert.
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